

**EL DORADO HILLS COMMUNITY SERVICES DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING**

**June 14, 2007**

**MINUTES**

**CLOSED SESSION**

The Board went into closed session at approximately 6:00 pm.

President Brilliant asked if there were public comments on closed session items. Brilliant closed the public session and entered closed session.

- A. Closed session under California Government Code §54957.6(a), conference with labor negotiator regarding the salaries, salary schedules or compensation paid in the form of fringe benefits of its employees represented by the El Dorado Hills Community Services District Employees Association Local No. 1 and/or all unrepresented employees.
- B. Closed session under California Government Code §54957, regarding the appointment, employment, evaluation of performance, or dismissal of an employee. Position: General Manager, Finance Manager.
- C. Closed session under California Government Code pursuant to, §54956.9(b), conference with legal counsel regarding pending litigation: One case.

**CALL TO ORDER**

President Larry Brilliant brought the regular meeting to order on Thursday, June 14, 2007 at 7:20 p.m. Directors Justin Masters, David Trapani, Tony Rogozinski and Bill Vandegrift were in attendance. Also present were Executive Assistant Charlene Ambrose, Planning Director Dianna Hillyer, Assistant General Manager Sandi Kukkola, General Manager Wayne Lowery, and Interim Finance Manager Gerry Tryhane. Also present were approximately five staff members. Approximately 42 members of the public were in attendance.

**ADOPTION OF AGENDA**

**Motion No. 1. Director Masters moved and Director Trapani seconded the motion to approve the agenda. Motion carried 5-0-0.**

**PRESENTATIONS & ANNOUNCEMENTS**

**D. President report on June 6, and June 14, 2007 Closed Session Board actions.**

President Brilliant reported that the Board directed legal counsel on potential litigation in EDHCS V. Graybill.

---

**E. Jose' C. Henriquez, Executive Officer, Local Agency Formation Commission (LAFCo): Procedures for applying for incorporation as a city.**

Mr. Henriquez gave a thorough presentation on the background of LAFCO as well as the procedures for applying for incorporation as a city. Two years ago an attempt at Incorporation was made in El Dorado Hills and the deadline for re-applying is November 2007. At this time there is not a plan to re-apply but new directors have taken office in the past two years so this was a good opportunity to hear the process. A question and answer session followed the PowerPoint presentation.

**F. Sandi Kukkola, Assistant General Manager, presentation of District's Forty-fifth Anniversary (1062-2007) Celebration.**

Ms. Kukkola presented the new logo depicting a forty-five record to commemorate 45 years. Magnets were handed out. Tee shirts were purchased for staff and directors. An informational flyer with happenings and trivia from 45 years ago was created by Jan Wilcox of The Next Step.

**COMMUNITY COMMENT**

1. Moni Gilmore/Ridgeview Village invited board members to attend upcoming senior events.

**REVIEW OF WRITTEN COMMUNICATION**

None.

**COMMUNITY SERVICES DISTRICT CALENDAR**

2. **June – July 2007 Calendar of District Events and Activities.**

General Manager Lowery reviewed highlights on the two months represented on the calendar.

**CONSENT CALENDAR**

**Motion No. 2. Director Masters moved and Director Rogozinski seconded the motion to pull items No. 4, 6, 14, 17 and 19 for discussion and approve the remaining consent calendar items as follows:**

- 3) May progress report of FY 2006-07 capital and renovation projects; 5) Minutes of May 1, 3, 10, 17, 24, 2007 meetings; 7) Approve proposed reorganization of District as follows: a. reorganize the Administration & Finance Department into two separate departments to include (1) Administration Department and (2) Finance Department. b. Designate the Finance Manager position as Director of Finance at the salary range of \$4,873.33 - \$6,086.13. 8) Cash Disbursements through May 31, 2007; 9) Finance Report for

---

**April 30, 2007; 10) Adopt Resolution 2007-10 Directing the Auditor of El Dorado County to Levy and Collect CC&R Assessments for Fiscal Year FY 2007-08; Approve the Proposition 218 Annual Certification of Direct Charges for Fiscal Year 2006-07; 11) Approve the Proposition 218 Annual Certification of Direct Charge for Fiscal Year 2006-07; 12) Approve Sport Field User Fee Credit; 13) Adopt Resolution 2007-11 declaring “July is Parks and Recreation Month”; 15) Approve Resolution No. 2007-18 Approving the Preliminary Engineers Report, declaring its intention to levy FY 2007-08 assessment in Hawk View Landscaping and Lighting Assessment District #31 and Notice of Public Hearing, on July 12, 2007 in accordance with the Streets and Highways Code Section 22624; 16) Approve Resolution No. 2007-19 Approving the Preliminary Engineers Report, declaring its intention to levy FY 2007-08 assessment in Bell Ranch Landscaping and Lighting Assessment District #34 and Notice of Public Hearing, on July 12, 2007 in accordance with the Streets and Highways Code Section 22624; 18) Approve Resolution No. 2007-17 Approving the Form of and Authorizing of the Execution and Delivery of a Sixth Amended and Restated Joint Powers Agreement for the Special District Risk Management Authority;**

**Motion carried 4-0-1 to approve the Consent Calendar items remaining. (Trapani absent from his seat)**

## **GENERAL BUSINESS**

### **20. Receive and discuss El Dorado Hills Golf Course feasibility study prepared by the National Golf Foundation.**

Ms. Hillyer introduced Ed Getherall, project director with NGF. Mr. Getherall gave a thorough presentation of the findings from the El Dorado Hills Golf Course feasibility study. He reviewed the economic implications of the CSD operating the golf course. He stated that last year showed the most golf course closures since the NGF was founded in the late 1980's. The CSD Directors plan to wait 30 days before taking action to give the public time to analyze the study which is posted on the District website. A Board sub committee will have an opportunity to further review the study results. The study results will also be presented to the El Dorado County Supervisors, who assisted with the cost of obtaining the study.

Board comments were:

President Brilliant re-iterated that the CSD does not own the land, that it is owned by Serrano. He further stated that the feasibility study was a joint effort with El Dorado County and thanked them for picking up half the cost. Also he thanked Serrano Associates and Parker Development for maintaining the course as well as opening their books to the NGF consultancy.

Director Masters asked Mr. Getherall about municipality description and fee comparisons.

Director Vandegrift let the public know they can send letters of support or emails.

Director Rogozinski thanked everyone involved for their efforts despite the non-favorable outcome.

Community Comment was provided by:

1. Rod Campbell
2. Johan Straub
3. Wendy Slepian
4. Jack O'Camb
5. Greg Jones
6. Keith Lyford
7. Jeff Gould

**21. Receive and discuss preliminary 2007-2008 General Fund and CC&R Fund (covenants, conditions & restrictions) Budgets.**

Lowery reminded that a public workshop was conducted on May 10, 2007 which was primarily directed at CIP activities. By law the budget must be approved, with an analysis of tax revenues; the notice period ends June 18, 2007 for approval of GAAN limit and the budget.

Gerry Tryhane, Director of Finance, gave an overview of the changes to the draft budget since the May 10<sup>th</sup> presentation.

Community Comment: None.

Board Comments:

Director Masters questioned Training and Balanced Scorecard dollars.

President Brilliant asked about the hiring freeze suggestion. He asked about any unfilled vacancies. The Construction Manager will not be replaced. A Park Supervisor resigned today and there are two part time seasonal park openings as well as an Administrative Assistant I vacancy.

Director Masters stated he would not like to see reserve fees used for operational costs unless a one-time hit benefits the District.

Director Rogozinski asked that we don't try to solve these issues here but he would like to see staff come together to review and resolve the issues.

Director Brilliant relayed that he would rather have staff work toward a number and make a recommendation. He did not want to see monies spent on space for Finance staff but asked staff to be very conservative.

Tryhane suggested setting tax revenues at 8.5% and have the budget completed for approval at the upcoming June 18, 2007 Special Board Meeting. Lowery stated he was happy with all the work done by staff on the budget and said he is optimistic that this budget is bulletproof. He thought that 8.5% was a very safe number and even at 6% this would be a very good budget.

Director Rogozinski is going with Tryhane's recommendation.

Director Vandegrift is not opposed to going with the Treasury Report recommendations.

**Motion No. 3.** President Brilliant moved and Director Rogozinski seconded the motion to accept the recommendations of the General Manager and Director of Finance to approve the 8.5% property tax. Motion carried 5-0-0.

**22. Public Hearing: Public Hearing on Landscaping and Lighting Assessment District.**

- a. **Hold Public Hearing to approve budgets and assessments rates for the Landscaping and Lighting Assessment Districts for fiscal year 2007-08.**
- b. **Approve Resolution No. 2007-14 Confirming Engineer's Report, Diagram, Annual Assessment, and directing auditor of El Dorado County to Levy and Collect Assessments for Fiscal Year 2007-08 in Stonegate - L&L #1, - Oak Tree - L&L #2, Oakridge - L&L #3, Green Valley Hills - L&L #5, La Cresta - L&L #6, Crescent Ridge - L&L #7, Lake Forest - L&L #8, Francisco Oaks #10, Marina Hills, L&L #11, Highland Hills Unit 3- L&L #13, Wild Oaks - L&L #14, Silva Valley - L&L #15, Bass Lake - L&L #16, Creekside Greens - L&L #18, Roadway - L&L #19, Highland Hills Units 1 & 2- L&L #20, Promontory - L&L#22, Highland View-Highland Hills-Sterlingshire Village - L&L #25, Hollow Oaks - L&L #23; and North Commercial Blvd-L&L#37.**

Tryhane stated all the Landscaping and Lighting budgets have been carefully reviewed. Brilliant opened the Public Hearing and requested community comment. Hearing none, the Public Hearing and Community Comment session was closed.

**Motion No.4.** Director Masters moved and Director Trapani seconded the motion to Approve Resolution No. 2007-14 Confirming Engineer's Report, Diagram, Annual Assessment, and directing auditor of El Dorado County to Levy and Collect Assessments for Fiscal Year 2007-08 in Stonegate - L&L #1, - Oak Tree - L&L #2, Oakridge - L&L #3, Green Valley Hills - L&L #5, La Cresta - L&L #6, Crescent Ridge - L&L #7, Lake Forest - L&L #8, Francisco Oaks #10, Marina Hills, L&L #11, Highland Hills Unit 3- L&L #13, Wild Oaks - L&L #14, Silva Valley - L&L #15, Bass Lake - L&L #16, Creekside Greens - L&L #18, Roadway - L&L #19, Highland Hills Units 1 & 2- L&L #20, Promontory - L&L#22, Highland View-Highland Hills-Sterlingshire Village - L&L #25, Hollow Oaks - L&L #23; and North Commercial Blvd-L&L#37. Motion carried 5-0-0.

**23. Nominate candidate to represent Region 2 on the California Special Districts Association Board of Directors for a three-year term ending September 2010.**

No nominations were made.

**24. Review Items pulled from Consent Calendar for action.**

**4) Receive May 2007 status on Strategic Planning**

Director Masters pulled the item for comments. He stated there were no high risk factors and he has a lot more confidence in the staff than to accept this as an issue. The One Page Plans can be completed by staff. He emphasized staff has succeeded.

Public Comment was given by Fred St. Jean on the Monthly Status Reports.

*(Director Trapani departed the meeting at appx. 9:52 pm)*

**6) Upcoming board member meetings and/or reports of recent board committees.**

Director Masters pulled the item for clarification that the Volunteer Committee date had changed. He asked that the documents from Phil Bristol be delivered as promised prior to the June 28 meeting date. He also asked that Mike Cottrell be responsible to give adequate notice of the meeting to public and interested parties with an agenda and meeting notes made available.

Additionally Masters questioned the Balanced Scorecard whether all the training sessions noted were needed as he showed concern for the expense involved.

**14) Waive second reading, read by title only and approve proposed policy revisions to District's Policy Number 1180 "Sports Field Light Usage" (First reading April 12, 2007; continued May 10, 2007, Agenda Item No. 17)**

Director Rogozinski pulled this item to review the proposed policy change. He provided clarification to the suggested update. And, regarding the advanced consent of the General Manager for Sunday lights, the objective was to keep it dark. He asked that this policy not be wordsmithed but asked the Board to move forward and approve the policy revisions suggested.

Questions entertained were whether the lights were programmable; yes but the capability exists to turn them off earlier. No a citizen does not have the capability of turning lights on.

Director Vandegrift asked the General Manager to discourage night games on Sundays.

**17) Approve Resolution 2007-20, Accepting Dedication and Underlying Fee thereto for Lot A (APN 124-040-18) and Lot B (APN 124-040-19) of Crown Valley Unit #1 (Wild Oaks Park).**

Minor questions were answered.

**19) Board's CC&R Committee (Masters/Vandegrift) recommending the Design Review Committee meetings return to all morning meetings to be held on Tuesdays at 8:00 am beginning July 1, 2007. (Continued May 10, 2007, Agenda Item No. 20; S. Kukkola)**

Dorothy Nesbitt approached the Board with the request to keep the meeting rotation between morning and evening. S. Kukkola stated this recommendation was made in joint meetings between the Design Review Committee and the Board CC&R Committee. Evening meetings do involve affected staff and incurs some overtime. There is a disadvantage to not having that staff member available for the public counter during the day.

Public Comment was given by Guy Gertsch.

Board Comments:

Director Masters expressed disappointment

President Brilliant asked that the community be continued to be surveyed on the meeting times and have a review of the survey results prior to making a decision.

Director Vandegrift asked for a survey review at the July 12, 2007 regular board meeting and thanked Dorothy Nesbitt for her comments.

**Motion No. 5. Director Masters moved and Director Vandegrift seconded the motion to approve Item 4, Receive May 2007 status on Strategic Planning, Item 6, Upcoming board member meetings and/or reports of recent board committees with the Volunteer Committee Meeting noted for June 28, 2007, approving Item 14, Waive second reading, read by title only and approve proposed policy revisions to District's Policy Number 1180 "Sports Field Light Usage" (First reading April 12, 2007; continued May 10, 2007, Agenda Item No. 17, with additional language on General Manager approval and Policy Number 1150 approval, and Item 19, Board's CC&R Committee (Masters/Vandegrift) recommending the Design Review Committee meetings return to all morning meetings to be held on Tuesdays at 8:00 am beginning July 1, 2007. (Continued May 10, 2007, Agenda Item No. 20; S. Kukkola) continued to July 12, 2007. Motion carried 4-0-1 (Trapani absent).**

### **GENERAL MANAGER REPORTS**

1. Ms. Kukkola provided an update on Jan Wilcox of The Next Step progress on the District's Forty-Fifth Anniversary marketing campaign.
2. Ms. Kukkola asked the Board members for a current photo and a 100-150 word bio for the Board of Director section of the District website.

### **BOARD OF DIRECTORS COMMENTS AND FUTURE AGENDA ITEMS**

Director Rogozinski advised that the County Board of Supervisors Town Hall Joint Meeting is being planned.

### **ADJOURNMENT**

President Brilliant adjourned the meeting at approximately 10:40 pm.

**APPROVED:** \_\_\_\_\_  
Laurence S. Brilliant, President  
EDHCSD Board of Directors

**DATE:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
Wayne A. Lowery, General Manager  
Secretary to the Board of Directors

**DATE:** \_\_\_\_\_